

MITIGATION MONITORING & REPORTING PLAN

The following environmental mitigation measures shall be incorporated into the project development as Conditions of Approval (MND 2339). The Project Applicant shall secure a signed verification for the mitigation measures to ensure compliance with Each mitigation measure, as required by the City of Perris to meet CEQA obligations and other requirements (Public Resources Code Section 21081.6.) Final clearance shall require all verifications applicable to the attached table. The Perris Development Services Department has primary responsibility for monitoring and reporting the implementation of each mitigation measure.

In response to the Notice of Preparation for a Mitigated Negative Declaration for the proposed project, the City of Perris received no comment letters in response to the distribution of the Initial Study, and therefore no changes were required.

<u>MITIGATION MONITORING AND REPORTING PLAN</u>				
TTM 36647				
(GPA 16-05217, ZC 16-05218, TTM 36647 and East Detention Basin Case 16-05216)				
MITIGATION MEASURE	TIMING	VERIFICATION OF COMPLIANCE		
	Prior to Building Permit Issuance	DEPARTMENT	SIGNATURE	DATE
BIOLOGY				
<p>BIO-1: The following avoidance measure is recommended to prevent direct harm to burrowing owls pursuant to Objective 6 of the MSHCP burrowing owl objectives: A qualified biologist will conduct a pre-construction presence/absence survey for burrowing owls within 30 days prior to site disturbance. If burrowing owls are detected onsite, the owls will be relocated/excluded from the site outside of the breeding season following accepted protocols, and subject to the approval of the RCA and wildlife agencies.</p> <p>BIO-2: The following measure is recommended to avoid mortality to nesting birds. As feasible, vegetation clearing should be conducted outside of the nesting season, which is generally identified as February 1 through August 31. If avoidance of the nesting season is not feasible, then a qualified biologist shall conduct a nesting bird survey within three days prior to any disturbance of the site, including disking, demolition</p>	<p>Prior to site disturbance and/or issuance of any Grading Permit.</p> <p>Prior to site disturbance and/or issuance of any Grading Permit.</p>	<p>Planning and Building Divisions.</p> <p>Planning and Building Divisions.</p>		

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<p>activities, and grading. If active nests are identified, the biologist shall establish suitable buffers around the nests, and the buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests.</p> <p>BIO-3: The Project would temporarily impact 0.03 acre of wetland Waters of the United States and 0.07 acre of CDFW jurisdiction (consisting of emergent marsh). The following mitigation measure will occur to reduce impacts to a level of less than significant:</p> <p>The Project will purchase wetland/riparian habitat establishment, re-establishment, and/or rehabilitation credits from an approved mitigation bank/in-lieu fee program at a minimum 1:1 ratio for temporary impacts. Approved mitigation banks and/or in-lieu fee programs include, but are not limited to, the Riverpark Mitigation Bank, the Inland Empire Resource Conservation District In-Lieu Fee Program, and the Riverside-Corona Resource Conservation District In-Lieu Fee Program. Mitigation for temporary impacts are proposed off site because the proposed future storm drain would remain in the PVSC for up to two years, thus impacting any on site vegetation restoration efforts. The Project would temporarily impact 0.07 acre of MSHCP Riparian resources (consisting of emergent marsh). The removal of 0.07 acre of MSHCP riparian resources triggers the requirement under the MSHCP that a DBESP be drafted and approved by the Wildlife Agencies. The DBESP</p>	<p>Prior to site disturbance and/or issuance of any Grading Permit.</p>	<p>Planning and Building Divisions</p>		

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<p>details the type of resource proposed for impact, why avoidance was not feasible, and the compensation provided to ensure biologically equivalent or superior preservation. The Wildlife Agencies are provided the DBESP for review by the City and they have 60 days to review the DBESP and provide comments. If no comments are provided by the Wildlife Agencies within 60 days, the DBESP is considered approved. If comments are received, the comments will be addressed until the City and the Wildlife Agencies are in agreement. The mitigation that will be presented in the DBESP will be that proposed above for CDFW riparian mitigation: purchase wetland/riparian habitat establishment, re-establishment, and/or rehabilitation credits from an approved mitigation bank/in-lieu fee program at a minimum 1:1 ratio. Approved mitigation banks and/or in-lieu fee programs include, but are not limited to, the Riverpark Mitigation Bank, the Inland Empire Resource Conservation District In-Lieu Fee Program, and the Riverside-Corona Resource Conservation District In-Lieu Fee Program.</p> <p>The riparian/riverine resources compensation can be coordinated with compensation required under Section 1602 Streambed Alteration Agreement (SAA) and CWA Sections 401 and 404 authorizations to ensure duplicate compensation does not occur.</p>				
CULTURAL RESOURCES				
<p>CR-1 Monitoring of earth-moving activities on a spot-check basis by a qualified archaeologist is recommended. In the event</p>				

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<p>previously undocumented archaeological resources are identified during earth-moving activities, work in the area should be redirected until the nature and significance of the find can be assessed and adequate mitigation measures implemented.</p> <p>CR-2 (1) A paleontologist shall be hired to develop a Paleontological Resource Impact Mitigation Program (PRIMP) for this project. 2) Excavation and grading activities with a High paleontological sensitivity rating (Very Old Alluvial Fan Deposits and sediments beginning at approximately 5 feet [ft] beneath areas mapped as Young Alluvial Valley Deposits) shall be monitored by a qualified paleontologist following a PRIMP. 3) If any fossil remains are discovered in sediments with a Low paleontological sensitivity rating (areas mapped as Young Alluvial Valley Deposits from the surface to a depth of 5 ft), the paleontologist shall make recommendations as to whether monitoring shall be required in these sediments on a full-time basis beginning at a shallower depth.</p> <p>CR-3 If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission</p>	<p>During groundwork phase of construction.</p> <p>During groundwork phase of construction.</p> <p>During groundwork phase of construction.</p>	<p>Planning Division</p> <p>Planning Division</p> <p>Planning Division</p>		

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<p>(NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.</p>				
HYDROLOGY				
<p>MM HYD 1: Prior to the issuance of grading permits for the project site, the project applicant shall submit to the City supporting evidence of compliance with Riverside County Flood Control and Water Conservation District and the City of Perris Requirements and standards.</p>	<p>Prior to issuance of grading permits</p>	<p>Building Division</p>		
NOISE				
<p>NOI-1: Any equipment activity and equipment maintenance is limited to the hours between 7:00 a.m. and 7:00 p.m. Per Zoning Ordinance, Noise Control, Section 7.34.060, it is unlawful for any persons between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on a legal holiday, or on Sundays to erect, construct, demolish, excavate, alter or repair any building or structure in a manner as to create disturbing excessive or offensive noise. Construction activity shall not exceed 80 dBA in residential zones in the City.</p> <p>NOI-2: Stationary equipment that generates noise in excess of 65 dBA at the project boundaries must</p>	<p>During Construction</p>	<p>Building Division</p>		

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be shielded and located at least 100 feet from occupied residences. The equipment area with appropriate acoustic shielding shall be designated on building and grading plans. Equipment and shielding shall remain in the designated location throughout construction activities.	During Construction	Building Division		
TRANSPORTATION/TRAFFIC				
On-site				
TRA-01: Construct full width street improvements on all roadways within the project to City of Perris standards.	Prior to occupancy permit issuance.	Public Works		
TRA-02: Construct partial width improvements on the westerly side of Evans Road at its ultimate (Arterial 128 ') cross-section.	Prior to occupancy permit issuance.	Public Works		
TRA-03: Construct the intersection of Evans Road and Marbella Gate to with the following geometrics with signalized control: Northbound: Two through lanes. One right turn lane. Southbound: Two through lanes. One right turn lane. Eastbound: One right turn lane. Stop sign controlled Westbound: One right turn lane. Stop sign controlled.	Prior to occupancy permit issuance.	Public Works		
TRA-04: Construct the intersection of Evans Road and Project Driveway to restrict movement to right-in and right-out only from the driveway with the following geometrics: Northbound: Two through lanes. Southbound: Two through lanes. One right turn lane. Eastbound: One right turn lane. Stop controlled.	Prior to occupancy permit issuance.	Public Works		

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<p>Safety and Operational</p> <p>TRA-05: Sight distance at the project entrance roadway should be reviewed with respect to standard City of Perris sight distance standards at the time of preparation of final grading, landscape and street improvement plans.</p> <p>TRA-06: Participate in the phased construction of off-site traffic signals through payment of project's fair share of traffic signal mitigation fees.</p> <p>TRA-07: Signing/stripping should be implemented in conjunction with detailed construction plans for the project site.</p> <p>Regional Funding Mechanisms</p> <p>TRA-08: The project will participate in the cost of off-site improvements through payment of the following "fair share" mitigation fees: Transportation Uniform Mitigation Fee (TUMF), current at time of construction. City of Perris Development Impact Fee (DIF), current at time of construction. These fees should be collected and utilized as needed by City of Perris to construct the improvements necessary to maintain the required level of service.</p>	<p>Prior to occupancy permit issuance.</p> <p>Prior to occupancy permit issuance.</p> <p>Prior to occupancy permit issuance.</p> <p>Prior to map recordation</p>	<p>Public Works</p> <p>Public Works</p> <p>Public Works</p> <p>Public Works</p>		